



**Loudoun County**

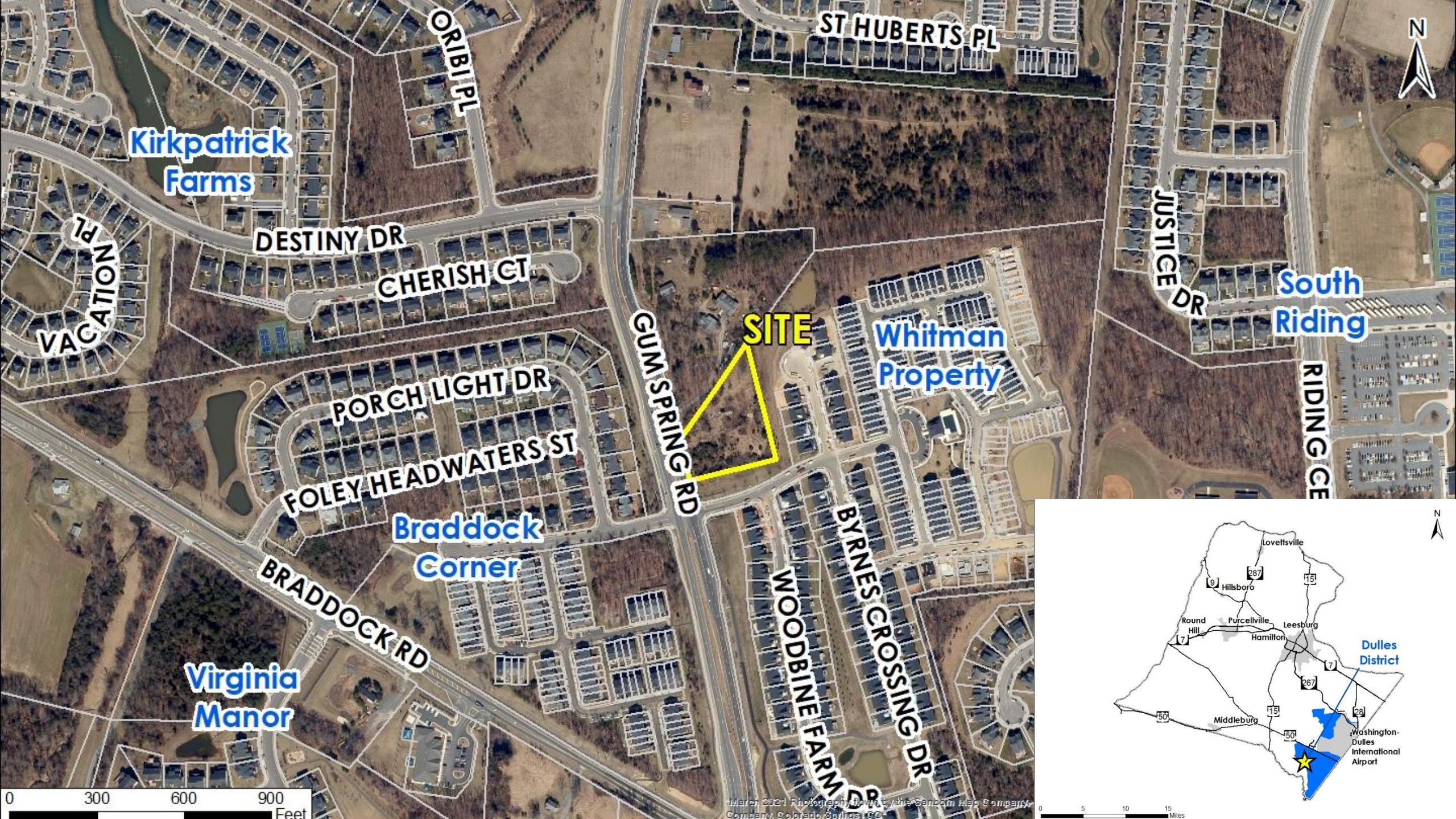
**VIRGINIA**

WHERE TRADITION MEETS INNOVATION

# Gum Spring Residential ZMAP-2021-0001

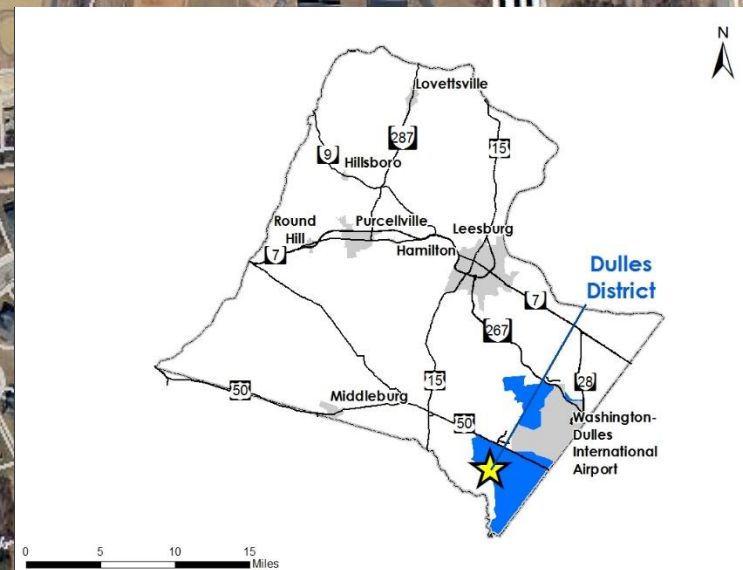
Board of Supervisors Business Meeting  
April 19, 2022





0 300 600 900 Feet

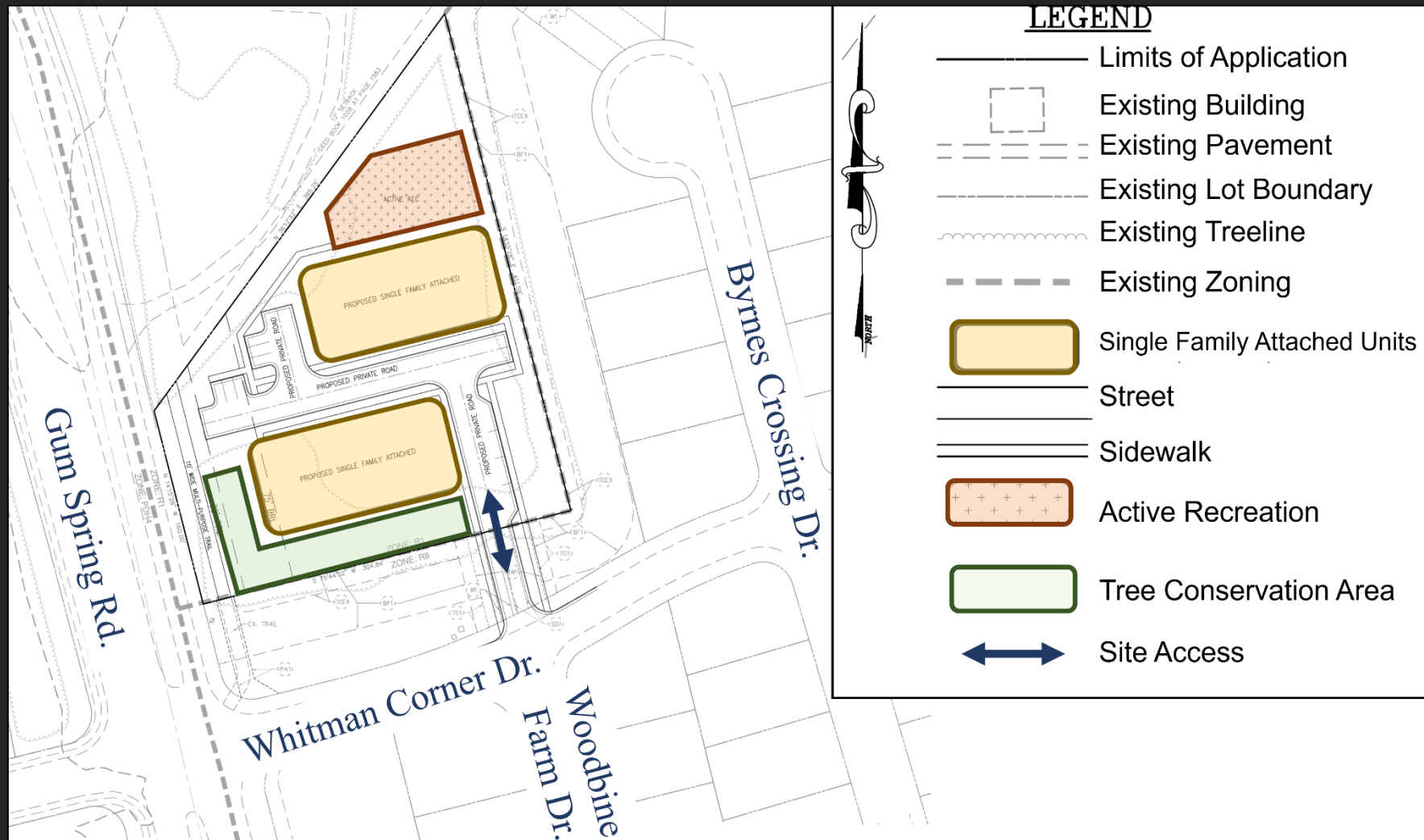
March 2021 Photography by the Senborn Map Company, Colorado Springs, CO





# Proposal

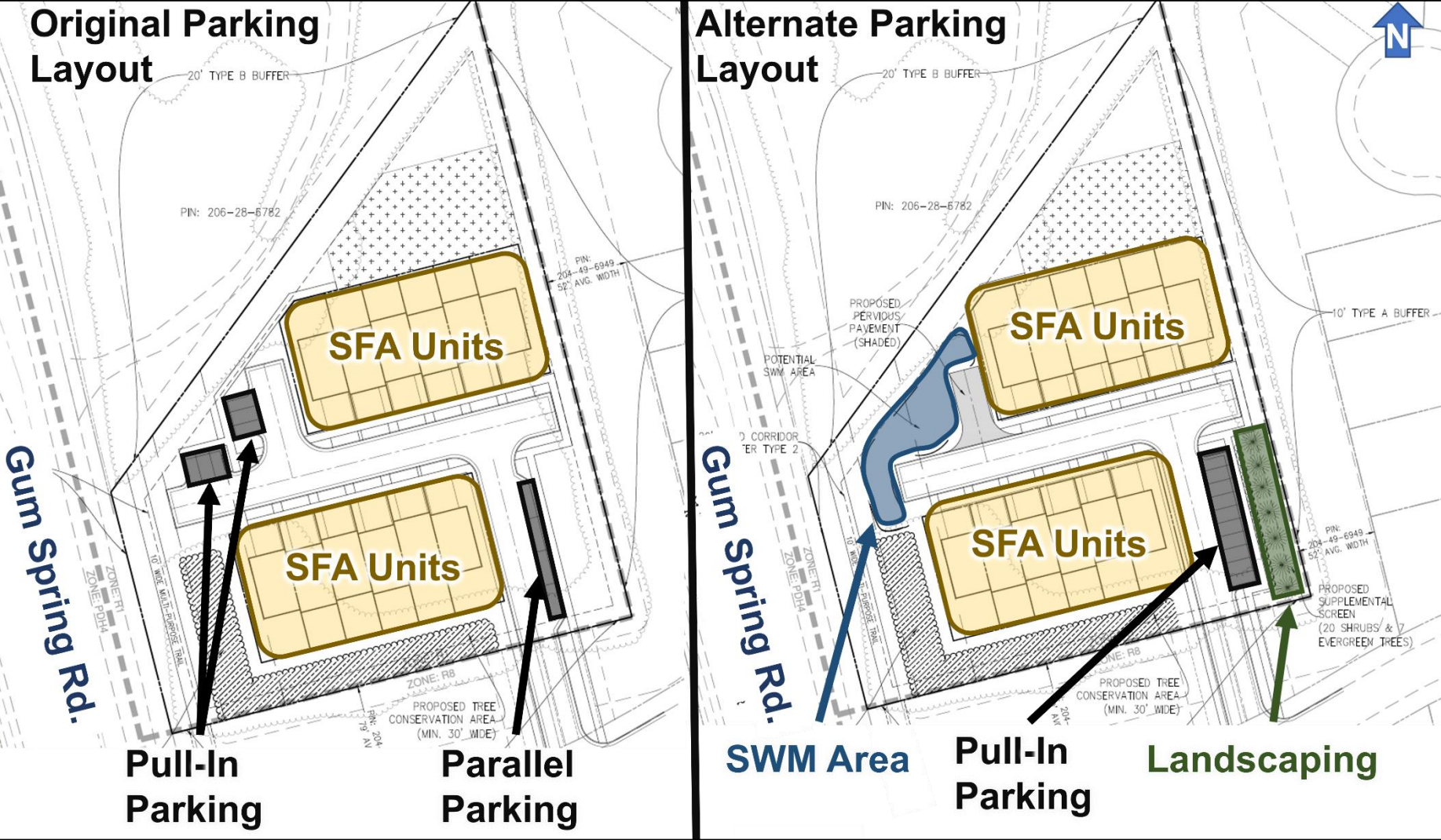
- Zoning Map Amendment (ZMAP) to rezone from the R-1 to the R-8 zoning district
- 12 single family attached (SFA) dwelling units



# Updates

- The applicant submitted a revised Concept Development Plan (CDP) to permit an alternate parking layout.
- The alternate parking layout does not affect the number of parking spaces, site access, or setbacks.
- The alternate layout would permit a stormwater management (SWM) facility adjacent to Gum Spring Road.

# Updated CDP – Two Parking Layout Options



# Recommendations

- The Planning Commission forwarded (8-0-0-1: Kirchner abstained) the application to the Board with a recommendation of approval, subject to the applicant revising the proffered Design Guidelines.
- Staff supports Board Approval.
  - The proposal is consistent with the policies of the *Loudoun County 2019 General Plan*.
  - The proffered Design Guidelines are consistent with the Suburban Policy Area recommendations.